

Debtor 1 RICHARD H. COBBS, JR.

Debtor 2 LOUISE COBBS
(Spouse, if filing)

United States Bankruptcy Court for the: Western District of Pennsylvania
(State)

Case Number: 15-21748CMB

Form 4100N

Notice of Final Cure Payment

10/15

File a separate notice for each creditor.

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the prepetition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

Part 1: Mortgage Information

Name of creditor: LAND HOME FINANCIAL SERVICES INC Court claim no. (if known): 5

Last 4 digits of any number you use to identify the debtor's account 0 0 6 9

Property Address: 937 BRINTELL ST
PITTSBURGH PA 15201

Part 2: Cure Amount

Total cure disbursements made by the trustee:	Amount
a. Allowed prepetition arrearage:	(a) \$ <u>17,536.69</u>
b. Prepetition arrearage paid by the trustee:	(b) \$ <u>17,536.69</u>
c. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	(c) \$ <u>0.00</u>
d. Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	(d) \$ <u>0.00</u>
e. Allowed postpetition arrearage:	(e) \$ <u>0.00</u>
f. Postpetition arrearage paid by the trustee:	+ (f) \$ <u>0.00</u>
g. Total. Add lines b, d, and f.	(g) \$ <u>17,536.69</u>

Part 3: Postpetition Mortgage Payment

Check one

☒ Mortgage is paid through the trustee.

Current monthly mortgage payment

\$ \$505.89

The next postpetition payment is due on 10 / 1 / 2020
MM / DD / YYYY

☐ Mortgage is paid directly by the debtor(s).

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Part 4: A Response Is Required By Bankruptcy Rule 3002.1(g)

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs, and escrow amounts due, and (ii) consistent with § 1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject the creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

X/s/ Ronda J. Winnecour
Signature

Date 10/13/2020

Trustee Ronda J. Winnecour

Address CHAPTER 13 TRUSTEE WD PA
600 GRANT STREET
SUITE 3250 US STEEL TWR
PITTSBURGH, PA 15219

Contact phone (412) 471-5566

Email cmecf@chapter13trusteewdpa.com

Debtor 1 **RICHARD H. COBBS, JR.**
Name

Case number (if known) **15-21748CMB**

Disbursement History

Date	Check #	Name	Posting Type	Amount
<u>MORTGAGE ARR. (Part 2 (b))</u>				
08/26/2016	1011178	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	491.69
09/27/2016	1015112	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	80.01
12/21/2016	1025397	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	192.58
01/27/2017	1028925	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	1,056.86
02/24/2017	1032285	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	390.67
03/28/2017	1035740	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	390.67
04/21/2017	1038971	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	388.58
05/25/2017	1042273	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	386.49
06/27/2017	1045677	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	1,052.68
07/25/2017	1048968	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	386.49
08/25/2017	1052320	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	400.45
09/26/2017	1055658	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	400.45
10/25/2017	1058994	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	389.27
11/21/2017	1062235	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	389.27
12/21/2017	1065586	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	1,056.85
01/25/2018	1068846	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	649.27
02/23/2018	1072009	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	519.27
03/28/2018	1075216	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	519.27
05/25/2018	1081729	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	403.36
06/22/2018	1084844	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	390.67
06/26/2018	1081729	TRIFERA LLC	CANCELLED CHECK TO CREDITOR/PRINC	-403.36
09/25/2018	1093568	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	1,590.15
10/17/2018	1093568	LAND HOME FINANCIAL SERVICES INC	CANCELLED CHECK TO CREDITOR/PRINC	-1,590.15
10/17/2018	1094983	LAND HOME FINANCIAL SERVICES INC	PREWRITTEN CHECK TO CREDITOR/PRIN	1,590.15
10/29/2018	1096815	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	1,181.97
11/27/2018	1099955	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	513.69
12/21/2018	1103067	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	513.69
01/25/2019	1106270	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	513.69
02/25/2019	1109521	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	513.69
03/25/2019	1112813	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	513.69
07/29/2019	1126342	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	437.82
08/27/2019	1129814	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	660.90
09/24/2019	1133126	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	744.17
10/24/2019	1136450	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	821.74
12/24/2019	1129814	LAND HOME FINANCIAL SERVICES INC	CANCELLED CHECK TO CREDITOR/PRINC	-660.90
01/28/2020	1146760	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	660.90
				<u>17,536.69</u>

MORTGAGE REGULAR PAYMENT (Part 3)

09/28/2015	0959432	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	1,999.52
10/26/2015	0963310	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	530.60
11/24/2015	0967420	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	530.54
12/22/2015	0971527	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	530.47
01/26/2016	0975512	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	795.63
02/24/2016	0979522	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	543.37
03/28/2016	0983459	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	834.49
04/22/2016	0987784	BAYVIEW LOAN SERVICING LLC**	AMOUNTS DISBURSED TO CREDITOR	557.48
05/24/2016	0994413	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	932.36
06/27/2016	1003189	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	732.32
09/27/2016	1015112	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	613.35
10/26/2016	1018811	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	395.75
11/21/2016	1022065	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	537.30
12/21/2016	1025397	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	584.62
01/27/2017	1028925	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
02/24/2017	1032285	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
03/28/2017	1035740	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
04/21/2017	1038971	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
05/25/2017	1042273	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
06/27/2017	1045677	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
07/25/2017	1048968	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
08/25/2017	1052320	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
09/26/2017	1055658	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
10/25/2017	1058994	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89

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Disbursement History

Date	Check #	Name	Posting Type	Amount
<u>MORTGAGE REGULAR PAYMENT (Part 3) Continued...</u>				
11/21/2017	1062235	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
12/21/2017	1065586	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
01/25/2018	1068846	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
02/23/2018	1072009	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
03/28/2018	1075216	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
04/24/2018	1078448	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	339.71
05/25/2018	1081729	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	672.07
06/22/2018	1084844	TRIFERA LLC	AMOUNTS DISBURSED TO CREDITOR	505.89
06/26/2018	1081729	TRIFERA LLC	CANCELLED CHECK TO CREDITOR/CONT	-672.07
09/25/2018	1093568	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	2,189.74
10/17/2018	1093568	LAND HOME FINANCIAL SERVICES INC	CANCELLED CHECK TO CREDITOR/CONT	-2,189.74
10/17/2018	1094983	LAND HOME FINANCIAL SERVICES INC	PREWRITTEN CHECK TO CREDITOR/CON	2,189.74
10/29/2018	1096815	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
11/27/2018	1099955	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
12/21/2018	1103067	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
01/25/2019	1106270	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
02/25/2019	1109521	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
03/25/2019	1112813	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
04/26/2019	1116110	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	322.39
05/24/2019	1119509	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	452.28
06/25/2019	1122902	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	678.85
07/29/2019	1126342	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	570.04
08/27/2019	1129814	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
09/24/2019	1133126	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
10/24/2019	1136450	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
11/25/2019	1139917	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
12/23/2019	1143299	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
12/24/2019	1129814	LAND HOME FINANCIAL SERVICES INC	CANCELLED CHECK TO CREDITOR/CONT	-505.89
01/28/2020	1146760	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	1,011.78
02/25/2020	1150281	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
03/23/2020	1153765	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
04/27/2020	1157224	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
05/26/2020	1160564	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	505.89
08/25/2020	1169897	LAND HOME FINANCIAL SERVICES INC	AMOUNTS DISBURSED TO CREDITOR	1,517.67
				<u>32,376.96</u>

I hereby certify that on the date shown below, I served a true and correct copy of Notice of Final Cure Payment upon the following, by regular United States mail, postage prepaid, addressed as follows:

RICHARD H. COBBS, JR.
LOUISE COBBS
937 BRINTELL STREET
PITTSBURGH, PA 15201

MARY BOWER SHEATS ESQ
1195 WASHINGTON PIKE STE 325
BRIDGEVILLE, PA 15017

LAND HOME FINANCIAL SERVICES INC
PO BOX 25164
SANTA ANA, CA 92799-5164

WEINSTEIN & RILEY PS
2001 WESTERN AVE STE 400
SEATTLE, WA 98121

LISA CANCANON ESQ
WEINSTEIN & RILEY PS
11101 WEST 120TH AVE #280
BROOMFIELD, CO 80021

10/13/20

/s/ Roberta Saunier

Administrative Assistant
Office of the Chapter 13 Trustee